126.A	0001	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	511,400 /	511,400
USE VALUE:	511,400 /	511,400
ASSESSED:	511,400 /	511,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	MULDOON VIRGINIA A
Owner 2:	
Owner 3:	
Street 1:	10 HIGHLAND AVE #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RIST ANDREW & HALEY -
Owner 2:	-
Street 1:	10 HIGHLAND AVE #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Stucco Exterior and 1034 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	507,500	3,900		511,400
Total Card	0.000	507,500	3,900		511,400
Total Parcel	0.000	507,500	3,900		511,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.58 | /Parcel: 494.58

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	230225
GIS Ref	
GIS Ref	
Insp Date	08/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.A-0001-0017.0

!14596!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	507,500	3900	.		511,400		Year end	12/23/2021
2021	102	FV	493,100	3900	.		497,000		Year End Roll	12/10/2020
2020	102	FV	485,400	3900	.		489,300	489,300	Year End Roll	12/18/2019
2019	102	FV	504,500	3900	.		508,400	508,400	Year End Roll	1/3/2019
2018	102	FV	446,700	3900	.		450,600	450,600	Year End Roll	12/20/2017
2017	102	FV	407,600	3900	.		411,500	411,500	Year End Roll	1/3/2017
2016	102	FV	403,600	3900	.		407,500	407,500	Year End	1/4/2016
2015	102	FV	373,400	3900	.		377,300	377,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:19:40

LAST REV

Date	Time
08/16/18	14:30:23
danam	

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14596

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIST ANDREW & H	65822-132		7/30/2015		450,000	No	No		
LEE SANDRA J,	60610-28		11/30/2012		360,000	No	No		
GARRITY DONALD	33207-552		7/5/2001		329,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2016	1529	Porch	6,700	C				rebuild front step
5/21/2014	493	Re-Roof	5,580					
7/7/2013	823	Manual	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann
3/24/2016	SQ Returned	MM	Mary M
3/2/2016	Sales Review	PT	Paul T
6/18/2014	External Ins	PC	PHIL C
2/14/2002	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7232																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	44.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.06039381
Adj $ / SQ:	436.617
Other Features:	60864
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623505
Depreciation:	115972
Depreciated Total:	507533

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	523.94
Special Features:	0	Val/Su Net:	376.20
Final Total:	507500	Val/Su SzAd	490.81

SKETCH

Undisplayed Areas:
GLA: 1034
OFP: 315

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,034	436.620	451,462
OFP	Open Porch	315	23.050	7,261

Net Sketched Area:	1,349			Total:	458,723
Size Ad	1034	Gross Area	1349	FinArea	1034

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.A-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1912	27.50	T	30	102			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900

IMAGE

AssessPro Patriot Properties, Inc